



CITY CLERK
GLOUCESTER, MA

2023 APR 18 AM 10: 22

**CITY OF GLOUCESTER
ZONING BOARD OF APPEALS**

**Remote Zoom Meeting
April 27, 2023, 7 PM**

Agenda

As the recent amendments to the open meeting law allows, the Zoning Board of Appeals will continue to hold meetings remotely. Adequate alternative access to the meeting is provided through the Zoom link below.

Persons who wish to do so are invited to view the meeting at:

Zoning Board of Appeals Meeting: April 27, 2023, 7:00 PM

Join from computer, smart device: <https://gloucester-ma-gov.zoom.us/j/85278259173>

Join via phone: +1 (312) 626-6799, Alternate +1 (929) 205-6099, or 1 (346) 248-7799

Meeting ID: 852 7825 9173

Listed items may be heard out of order.

Approval of Minutes:

2/16/2023, 2/23/2023, 4/13/2023, 4/22/2023

Continued Applications:

Petition of William Wheat seeking a Comprehensive Permit pursuant to M.G.L C. 40B, to construct at 30-unit apartment building of rental housing of which 8 units (25%) are to be affordable at **50R Maplewood Ave. (Map 24, Lot 3)**. The petitioner is seeking waivers from dimensional requirements and use allowance of the Extensive Business (EB) zoning district as defined in the Gloucester Zoning Ordinance along with waivers from the rules and regulations of other regulatory boards and commissions of the City of Gloucester.

Petition of Gjyl Mustafa seeking special permit to alter/expand a nonconforming structure or use variance for maximum lot coverage of 25% at **61 Shore Rd. Unit 2**, Map 168, Lot 33

New Applications:

Petition of Thomas and Carol Dagle seeking a special permit to alter/expand a nonconforming use or structure, variance from the side yard setback and lot area to convert current dwelling into a two family at **11 Marina Dr.**, Map 85, Lot 95.

Petition of Doug Cohen seeking special permit to alter/expand a nonconforming use or structure, variance from front yard setback to construct a raised terrace and ADA compliant ramp at **107 Atlantic Rd.** Map 72, Lot 1.

Petition of Corey and Gabriela DeBenedictis seeking a special permit to alter/expand a nonconforming use or structure and to exceed building height (35'±) to construct an addition at **7 Mechanic Pl.**, Map 139, Lot 1.

Petition of Corey and Gabriela DeBenedictis seeking a special permit to alter/expand a nonconforming use or structure and to exceed building height (35'±) to construct an addition at **9 Mechanic Pl.**, Map 139, Lot 1.

Petition of 11 Wingaesheek Rd., LLC seeking a special permit to exceed building height (35'±) at **11 Wingaesheek Rd.**, Map 257, Lot 6

Discussion by the Board:

Joseph Parisi, III, Chairman

The above agenda items are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed may in fact be discussed, items not listed may also be brought up for discussion, to the extent permitted by law.

Please visit the Zoning Board of Appeals page on the City's website to view the above applications and petitions and direct all questions regarding these applications to the office of the Building Inspector during normal business hours at 978-325-5210.

All documents intended to be considered by the Board must be submitted 72 hours prior to the meetings.